

**LEON COUNTY
GROWTH AND ENVIRONMENTAL MANAGEMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE STAFF REPORT**

STAFF RECOMMENDATION: *APPROVAL WITH CONDITIONS TO THE BOARD OF
COUNTY COMMISSIONERS*

PROJECT NAME: **Apalachee Hills**

APPLICANT: Ken Smith (Jamaro, Inc.)
3520 Thomasville Road
Tallahassee, FL 32309
(850) 893-4105

AGENT: DEC Engineering, Inc. (Mark Cooper)
2467 Centerville Road
Tallahassee, FL 32308
(850) 385-5288

SUMMARY OF THE APPLICATION: The request is for a proposed 84 lot residential subdivision located on 15.80 acre site. The location of the proposed development is on the south side of Apalachee Parkway, east of Quazar Road. The density for the proposed subdivision is 5.3 dwelling units per acre. The proposed subdivision will consist of single-family attached dwelling units. Electricity, water and sewer will be provided by the City of Tallahassee. The development will be a private subdivision. The proposal is a Type "C" site and development plan, and will require final review by the Board of County Commissioners.

DATE OF DRC MEETING: October 6, 2004

DATE OF PRE-APP: June 16, 2004

DATE OF TECHNICAL
STAFF REVIEW: August 11, 2004

STAFF PLANNER: Weldon Richardson, Planner II

TAX ID#: 31-02-20-411-000-0; 427; 034; 099

PARCEL SIZE: 15.80 acres +/-

LOCATION: The project is located on the south side of Apalachee
Parkway, east of Quazar Road.

ROADWAY ACCESS: Apalachee Parkway (Principal Arterial)
Quazar Road (Local Road)

ZONING DISTRICT: R-3

FUTURE LAND USE: Mixed Use A

INSIDE/OUTSIDE
URBAN SERVICES AREA: Inside

ZONING PATTERN: North: Commercial Parkway
South: Rural
East: Residential Preservation
West: R-3

ADJOINING EXISTING
LAND USES: North: Commercial
East: Single-Family Residential
West: Single-Family Residential
South: Single-Family Residential

PERMITTED USE
VERIFICATION: VC030087

Site Plan and Subdivision Review Criteria: In deciding whether to approve, approve with conditions, or deny a site plan, the Development Review Committee shall determine pursuant to Section 10-1479.1, Type "C" Review:

- (a) *Consistency with the Comprehensive Plan.*
- (b) *Whether the design standards and requirements set forth in the Subdivision and Site and Development Plan regulations have been met (Article XI);*
- (c) *Whether the applicable criteria of the Environmental Management Act have been met (Article VII);*
- (d) *Whether the standards and requirements of the zoning code have been met (Article X); and*
- (e) *Whether the requirements of other applicable regulations or ordinances which impose specific requirements on the proposed development have been met (Articles XII, Article VI, Article XIII, Article XIV, Article XV, Article XVII, if applicable, Article XVIII)*

Growth and Environmental Management Department Staff Findings: The staff is generally responsible for reviewing site plan application to ensure that the application

meets the applicable requirements set forth in the Zoning, Site Plan, and Subdivision Regulations (Chapter 10 of the Leon County Code of Laws).

Pursuant to the review criteria identified in Section 10-1479.1, Type "C" Review, the Growth and Environmental Management Department findings are as follows.

Comprehensive Plan issues and specific applicable policies:

Land Use Element:

Mixed Use A- Intended Function: Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.

Conservation (Page I-29) - These are areas which would require special consideration for development due to significant environmental constraints. The conservation category includes altered floodplains and floodways and wetlands, altered watercourses and improved elements of the primary drainage system, closed basins, grade areas (10%-20%), high quality successional forests, areas exhibiting active karst features and designated canopy roads. Best management and design standards are required in potential development in order to ensure continued functioning of the ecosystem. In all cases transfer of development to non-environmentally sensitive areas is preferable.

Policy 1.2.1 (Page I-40) - Emphasize land use location that minimizes topographical changes. The proposed land use should fit the site location. The location should not be substantially altered to fit the proposed land use.

Policy 1.2.2 (Page I-40) - The type, intensity and structural design of any development proposed for a site shall be appropriate to the existing natural topography. Site alterations will be limited to the absolute minimum necessary to develop a site safely. Design criteria in the land development regulations will emphasize site designs that fit the topography, not changing the topography to fit the design. Minimum grade changes typically associated with site and development include those necessary for the safety of a building including parking, road right-of-way, handicapped access or utilities. Criteria for approval of development in areas with significant and severe grades will be limited to the type of land use that requires the least disturbance of sloped areas.

Residential Land Use Objective LU 2.1: (Page I-60) - Enhance the livability of existing neighborhoods and in new neighborhoods provide for future mixed residential areas which will accommodate growth and provide a wide choice of housing types, densities and prices as well as commercial opportunities based on performance criteria. In furtherance of this, adopt by February, 1991, a system of land development regulations and ordinances which will facilitate the implementation of the policies adopted in relation to residential land use. These shall included but not be limited to:

1. Setback requirements form natural waterbodies and wetlands
2. Buffering requirements
3. Open space requirements
4. Landscape requirements
5. Tree protection
6. Stormwater management requirements

Transportation Element:

Overall Goal - Maintain and improve the quality of life in Leon County through an integrated and comprehensive transportation system emphasizing the elements of aviation, mass transit, and traffic circulation including non-motorized transportation.

Policy 1.1.2 (Page II-1) – New road construction shall include stormwater management improvements designed to maintain, natural stormwater quantity, timing, rate, and direction of flow characteristics consistent with Stormwater Level of Service Standards.

Policy 1.5.5 (Page II-8) – All access connections shall have adequate sight distance for safe entry and exit and shall be located and designed to accommodate intended operations and storage needs and to minimize conflict points on the abutting road.

Policy 1.5.6 (Page II-8) – Access connections shall be permitted in the physical or functional area of the intersections of arterial or collector roadways.

Policy 1.5.7 (Page II-10) – Cul-de-sacs shall be limited in length and have a turnaround that accommodates emergency and delivery vehicles in order to protect emergency access and to promote convenient daily use. Dead-end streets other than cul-de-sacs shall not be permitted unless they are designed to connect with future streets or adjacent land, in which case an adequate temporary turnaround easement must be provided at the end of the street.

Policy 1.6.3 (Page II-11) – Encourage the interconnection of vehicular or pedestrian traffic between adjacent, compatible development

Utilities Element:

Overall Goal – Provide and adequate and cost effective solid waste disposal and collection system to serve the needs of the Tallahassee-Leon County residents, while maintaining public health, environmental and land use compatibility standards.

Conservation Element:

Overall Goal – Preserve, protect and conserve the ecological value and diversity of natural resources in Tallahassee and Leon County.

Findings: The proposed site and development plan is consistent with the Comprehensive Plan.

Concurrency (Section 10-140):

A Preliminary Certificate of Concurrency was issued on July 21, 2004.

Article VII. Environmental Management.

No person shall change, or allow to be changed, the contour, topography, use, or vegetation cover of land unless the stormwater runoff and sedimentation generated thereby are permitted and controlled in accordance with this article and the rules and regulations.

Division 3. Landscaping

Landscaping and Natural Area Standards (Sections 10-242, 10-257, 10-258, and 10-260):

A minimum of 25 percent of the total area shall be devoted to landscaping. All development activity shall preserve a minimum of 25 percent of the total area of the development in a natural condition.

Finding: The proposed plan is consistent with the landscape and natural area preservation provisions established by the Environmental Management Act.

Required buffers related to uncomplimentary land use and zones (Section 10-261) and Section 10-923:

Buffers will be required for property abutting the Commercial Parkway zoning district. A Type "B" buffer is required around the perimeter of the parcel adjacent to the Commercial Parkway zoning district. A Type "A" buffer will be required adjacent to other residential uses or subdivisions. Please also refer to any comments from the Environmental Compliance Division.

Findings: The proposed plan is consistent is in compliance with these sections outlined in the Land Development Regulations.

Division 4. Tree Protection.

It is the intent of this division to facilitate a holistic approach to development which incorporates trees suitable for integration into urban development, regardless of size, and which utilize urban forest areas. It is also the intent to protect and maintain wildlife habitat areas and the forested character of the community through management of development impact and reforestation requirements.

Article X. Zoning.

Division 5 and Division 9. Zoning Districts and Development Standards.

Zoning District and Development Standard Issues (Section 10-1216)

The subject property is located in the R-3 (Single- and two-family residential district) zoning district and is inside the Urban Service Area. The proposed 84 lot residential subdivision is an allowable use within this zoning district.

The R-3 (single- and two-family residential) District development standards for attached dwelling units are as follows:

Minimum Building Setbacks (single-family attached dwellings)

Front	20 feet
Side - Corner Lot	15 feet
Side - Interior Lot	N/A
Rear	25 feet

Minimum Lot Width:	37.5 feet end unit; 25 feet interior lot
Minimum Lot Depth:	80 feet
Minimum Lot Size:	3,750 square feet end unit; 2,400 square feet interior lot
Maximum Length:	8 units
Maximum Height:	3 stories

Findings: The proposed development as reflected in the DRC review material is consistent with the R-3 zoning district, development standards and allowable uses.

Division 6. Special Regulatory Districts.

Conservation/Preservation Area (Sections 10-953, 973, & 974):

The proposed development must comply with all applicable regulations pertaining to conservation and/or preservation areas (Article VII of the Leon County Land Development Code, and the Conservation and Land Use Element of the 2010 Comprehensive Plan) if the environmental analysis identifies any preservation and/or conservation areas on the subject parcel. The site and development plan must clearly indicate significant environmental features or constraints located on or adjacent to the subject property and ensure that the proposed site and development plan accommodates these features. Please also refer to any comments from the Environmental Compliance Division.

Finding: A Natural Features Inventory and a Environmental Impact Analysis has been completed and approved by the Environmental Compliance Division.

Division 7. Parking and Loading Requirements:

Required Parking (Section 10-1028):

The parking standards require (2) spaces per unit for up to three bedrooms.

Findings: The proposed plan is consistent with the parking provision established for the R-3 zoning district.

Division 8. Supplementary District Regulations .

Accessory Structures (Section 10-1102):

None Shown

Article XI. Subdivision and Site and Development Plan Regulations.

Division 1. Generally.

Compliance and Consistency with Comprehensive Plan (Section 10-1407 and 10-1408):

All proposed subdivisions or development shall be designed to comply with at least the county zoning, building regulations, concurrency, and environmental management ordinances, and such other applicable land development regulations, ordinances, and policies, for the area in which the proposed subdivision or development shall be located.

Findings: The proposed development is consistent with the Comprehensive Plan.

Division 4. Procedure for Review and Approval of Site and Development Plans.

Permitted Use Verification (Section 10-1477):

Refer to Permitted Use Verification Certificate VC-030087. The certificate indicates that the parcel is eligible for Type "C" review. (see attachment # 1)

Type " " Review (Section 10-1478, Section 10-1479, 10-1479.1 or 10-1480):

Staff has determined that the application is sufficiently complete at the required level of detail to recommend approval (with conditions) to the Board of County Commissioners.

Site and Development Plan review process, Article XI, Section 1481:

Also see the attached Type "C" Review checklist provided in attachment # 2)

Site and Development Plan Criteria, Article XI, Section 10-1482:

1. Whether the applicable zoning standards and requirements have been met.

2. Whether the applicable provisions of the Environmental Management Act have been met.
3. Whether this requirements of Chapter 10 and other applicable regulations or ordinances which impose specific requirements on site and development plans and development have been met.

Findings: Each of these standards have been met.

Division 5. Substantive Standards and Criteria.

It is the policy of the Board of County Commissioners that the subdivision and/or development of land in the county shall be appropriately regulated and shall proceed in a safe, orderly, efficient, economical and environmentally sound manner.

Land shall not be subdivided or developed until provision has been made for public facilities and improvements in accordance with the comprehensive plan and county requirements.

Findings: The DRC review submittal is in compliance with the Substantive Standards outlined in the Land Development Regulations.

General layout and design standards (Section 10-1527):

A subdivision shall be designed to include pedestrian ways which promote pedestrian mobility in and between residential developments and between residential development and nearby minor and community development.

Bicycle lanes and bicycle paths are requires in conjunction with planned minor connector and above roadways to provide access in and between developments.

Finding: The proposed plan is consistent with this section of the Land Development Regulations.

Stormwater Management (Section 10-1528):

Swales or other nonstructural means to direct stormwater may be used in developable areas. The storm drainage and surface water drainage system used shall be installed in accordance with Article VII and other requirements and specifications of the county.

The design and construction of all facilities shall include adequate provisions, including easements and right-of-ways, to accommodate maintenance activities for the proper operation of the facility. Conceptual locations of stormwater facilities and discharge locations should be identified on the conceptual development plans, per Section 10-915(d)(1)c.6.(vi) of the Land Development Regulations.

Public water supply (Section 10-1529):

New potable water service, within the urban service areas, shall be provided in a manner which promotes orderly, compact urban and cost efficient growth, and prevents leapfrog development, while optimizing the use of existing facilities.

Finding: The DRC review submittal is in compliance with the public water section outlined in the Land Development Regulations.

Public sanitary sewer or on-site sewage disposal systems (Section 10-1530):

Sanitary sewer facilities shall be installed in accordance with the requirements, policies, and specifications of the county and service provider and those treatment standards of the Florida Department of Environmental Regulation.

Finding: Please provide a revised plan sheet, reflecting the new location of the proposed sanitary sewer service line.

General features relating to natural features (Section 10-1534):

The size, shape and orientation of lots and siting of buildings shall be designed to provide building sites logically related to protected trees, topography, and natural features.

Finding: The proposed development is in compliance with this section

General principles of design relating to impacts on nearby streets and property owners (Section 10-1535):

Each development shall be designed to be as compatible as practical with nearby development and characteristics of the land.

Finding: The proposed development complies with this section

Requirements for developments not dedicated to the public (Section 10-1537):

Street paving is required for private streets in the urban service area. Street paving is required for private streets in the urban fringe where the length of the street, intensity and type of traffic or the relationship with public streets indicates that paving is appropriate.

The specified restrictive covenants must be approved by the county attorney as to form and manner of execution and recorded prior to the sale or conveyance of any lot in a subdivision, except minor developments.

Findings: The DRC review submittal is in compliance with this section outlined in the Land Development Regulations.

Division 6.Plats.

A plat shall constitute only that portion of an approve site and development plan which the subdivider proposes to subdivide, record, and develop, provide that such portion has been identified on the site and development plan as a separate phase of development and that the sequencing of such phase is also reported on the approved site and development plan. Such portion shall conform to all requirements of this chapter. Notwithstanding any other provisions of this chapter to the contrary, plats shall always be required for all site and development plans which propose any non-exempt subdivisions, or which create common areas for the benefit of members of a homeowner's or property owner's association; or which require any conservation easements. No building permits shall be issued for a project that requires platting until a plat has been accepted and approved by the Board of County Commissioners and recorded in the plat books of the county pursuant to the provisions of the Code except as noted in Section 10-1484,3

Plats containing streets and subdivision improvements not dedicated to the public Section 10-1560):

If a proposed plat contains streets, roads, alleys, right-of-way, common areas, utility, conservation and drainage or other easements not dedicated to the public, the applicant, prior to plat approval, shall file with the county attorney certified copies of the executed and filed articles of incorporation and bylaws of a homeowners' or property owners' association, or other corporate entity, together with restrictive covenants applicable to the property, approved by the county attorney as to form, content, and manner of execution, providing enforceable assessment procedures for financing the maintenance of the streets or roads, alleys, right-of-way, common areas and facilities, utility and drainage or other easements. The plat shall not be submitted to the Board of County Commissioners until articles, bylaws, and restrictive covenants have been approved as to form and manner of execution by the county attorney.

Findings: The proposed concept plan is in compliance with this section outlined in the Land Development Regulations.

Leon County Growth and Environmental Management Department recommendation:

The Growth and Environmental Management Department recommends that the Board of County Commissioners approve with conditions, the site and development plan for Apalachee Hills consisting of a 19 page plan with project number 01D-229, prepared by Mark Cooper of DEC Engineering, Inc. of Tallahassee, Florida with sheet numbers 1-19, dated September 13, 2004. This recommendation is based on the above referenced findings and the incorporation of the following conditions of approval into the site and development plan:

1. Please submit a revised plan, reflecting the new location of the proposed sanitary sewer service line.
2. Please submit a letter of agreement to include all off-site owners granting the easement for the new sewer line location.

Responses to Notification:

174 notices mailed
4 responses returned
5 returned as undeliverable

Attachments:

Attachment #1:	PUV
Attachment #2:	Type "C" Checklist
Attachment #3:	October 4, 2004 memorandum from Nawfal Ezzagaghi P.E., Senior Environmental Engineer
Attachment #4:	Memorandum from Kim Wood, Chief of Engineering Coordination
Attachment #5:	October 4, 2004 memorandum from Brian Waterman, Transportation Planner
Attachment #6:	September 29, 2004 memorandum from Tricia Gwaltney, Leon County School Board
Attachment #7:	Memorandum from Toni McCoy, citizen of Leon County
Attachment #8:	Memorandum from Sonya Dudley, citizen of Leon County
Attachment #9:	Memorandum from Anne Logue, citizen of Leon County

**PERMITTED USE VERIFICATION
CERTIFICATE NUMBER: VC030087**

ISSUED TO:

Name: MARK S. COOPER, P. E. Phone #: 850-385-5299
Address: 2467 CENTERVILLE RD TALLAHASSEE, FL, 32208

Project Acreage: 15.80
Zoning District: R3
Parcel Tax ID#.: 3102200340000

SINGLE FAMILY ATTACHED HOMES

COMMENTS

1: The parcels (31-02-20-427-000-0, 31-02-20-411-000-0 and 31-02-20-034-000-0) are zoned R-3 (single and two family residential)/Mixed Use B (MUB) and are located inside the Urban Service Area. The parcels referenced above are eligible for a 94 lot residential subdivision, subject to a Type "C" site and development plan review (Section 10-1479.1). The maximum density allowed for new residential development in the R-3 zoning district (Section 10-1216) is 8 dwelling units per acre. As proposed, the number of units for this project is 5.95 units per acre. A Unity of Title will need to be completed at the time of site and development plan approval. In accordance with the City/County Water and Sewer Agreement, the proposed project must be connected to central water and sewer. The site appears to be constrained with environmental features that may restrict development. Development of the proposed site must meet Chapter 10, Article XI, Divisions 5 and 6 of the Leon County Land Development Code.

CONDITIONS

Subject to the following sequence of reviews and required approvals:

- 1: Pre-Application Conference: Contact Development Services at 488-9300
- 2: Concurrency Certificate: Contact Concurrency Mgt at 488-9300
- 3: Type C Review Contact: Development Services at 488-9300
- 4: Environmental Permit Contact: Environmental Compliance at 488-9300
- 5: Building Permit Contact: Building Inspection at 488-4704
- 6: Final Plat Contact: Public Works at 488-8003
- 7: Development may be subject to City/County Water & Sewer Agreement. Contact City Utilities at 891-6101

Submittal requirements are pursuant to the Leon County Zoning, Site and Development Plan and Subdivision Procedures and Information Manual for the Process identified above.

Subsequent permitting and site plan review may limit the ability to construct above described development. This certificate is exclusive to the terms and conditions herein and is valid under the 2010 Comprehensive Plan and the Leon County Land Development Regulations in effect at the time of issuance. Amendments to the 2010 Comprehensive Plan or to the Land Development Regulations may alter the terms and conditions of this certificate.

No Permitted Use Verification Application and/or Permitted Use Verification Certificate shall be the basis for any claims of estoppel or vesting as against any land development regulations or zoning regulations, which may be adopted on or after the date of the Permitted Use Verification Application and/or the Permitted Use Verification Certificate.

Status: **ELIGIBLE**

Date Approved: 06/26/2003

Development Services Division
Leon County Community Development

LEON COUNTY **Growth and Environmental Management** **Type "C" Development Review Checklist**

Project Name: _____
 Applicant: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____
 Date: _____
 Applicant's Representative: _____
 Title: _____
 Company: _____

To qualify for a Type "C" review, one of the categories listed in "1a" through "1f" below must apply. Check the appropriate category and proceed to page 2 of this checklist.

1a. Properties in the Residential Preservation, Lake Protection, RA, R-1, R-2, R-3, R-4, R-5, and OS Zoning Districts:	Check	Comments
• Residential site plan containing 50 or more residential dwelling units?	<input checked="" type="checkbox"/>	
• Additions or new construction of churches, schools or institutional facilities containing 25,000 or more gross building square feet?	<input type="checkbox"/>	
• Other non-residential uses containing 25,000 or more gross building square feet?	<input type="checkbox"/>	
1b. Properties in the Urban Fringe, Lake Talquin Urban Fringe, Rural, WC, OR-1, OR-2, BC-1, BC-2, BCS, BOR, or C-1 Zoning Districts:		
• A residential site plan containing 150 or more residential dwelling units?	<input type="checkbox"/>	
• A non-residential site plan containing 150,000 or more gross building square feet?	<input type="checkbox"/>	
1c. OR-3, CM, MR-1, C-2, undeveloped sites in CP, IC (with approved concept plan pursuant to Sec. 10-1480), UP-1, UP-2, OA-1, M-1, PUD, and DRI Zoning Districts:		
• A residential site plan containing 300 or more residential dwelling units?	<input type="checkbox"/>	
• A non-residential site plan containing 250,000 or more gross building square feet?	<input type="checkbox"/>	
1d. Activity Center Zoning District:		
• A residential site plan containing 500 or more residential dwelling units?	<input type="checkbox"/>	
• A non-residential site plan containing 500,000 or more gross building square feet?	<input type="checkbox"/>	
1e. Rural Community Zoning District:		
• A residential site plan containing no less than 50 dwelling units?	<input type="checkbox"/>	
• A non-residential site plan containing no less than 99,999 gross building square feet?	<input type="checkbox"/>	
1f. Industrial Zoning District:		
• New/expansion of industrial uses or development of 250,000 square feet or greater?	<input type="checkbox"/>	

The following items must be checked completed prior to final approval of a request for a Type "C" Site and Development Plan review:

Item	Yes	No	N/A	Comments
2a. Pre-Application: Applicant obtained a Permitted Use Verification prior to filing a Type "C" Site Plan application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Applicant attended a pre-application/quick check conference with staff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Applicant has an approved Natural Features Inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Applicant has submitted the Environmental Impact Analysis for this development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Applicant has applied for a Certificate of Concurrency for this development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2b. Application: Applicant has submitted a site and development plan which reflects the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• A title block containing the name of the proposed development, date of preparation, and a written and graphic scale of the plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• A legal description and boundary survey of the parcel which is sealed by a Florida licensed surveyor?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Total acreage of the parcel(s). If the proposed development is on a portion of a larger parcel, the acreage of the overall parcel and the portion to be developed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• A scaled vicinity map with north arrow including all lot lines, parcel tax identification numbers, roads, access easements to the subject parcel, structures, and paved areas within 300 feet of the parcel boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Names, addresses, and phone numbers of all owners, developers, and/or agents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location and type of proposed easements, including legal access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Lot dimensions to the nearest foot?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Lot and block numbers: if resubdividing, the numbering system must be consistent with existing system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Circulation diagram showing vehicular and pedestrian movements? Location and dimensions of access points, walkways, and traffic control devices?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Changes in existing topography?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location of stormwater management facilities, including conveyances and drainage easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	need
• Location and type of buffers and conservation easements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PROJECT NAME

PROJECT ID

APPLICANT NAME

The following items must be checked completed prior to final approval of a request for a Type "C" Site and Development Plan review:

Item	Yes	No	N/A	Comments
• Number and spaces and location of parking facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Square footage of impervious surfaces?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location and depth or setbacks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location and use of temporary structures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location and generalized footprint of each existing building or proposed building? Gross square footage, floor area ratio, and height for proposed non-residential structures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location and footprint of all infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Areas to be protected by a conservation easement or other legal means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Street and roadway names?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Street plans, locations, designs, and names are assigned in accordance with County code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location and description of all structures to be built by developer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location and type of recreation facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Refuse collection areas, and location and type of refuse screening?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• A map is provided depicting all of the land owner's contiguous property and proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Proposed development build-out schedule for all phases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• A utility service plan is provided addressing water supply, power supply, and method and location of sanitary sewage disposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Information is provided to show how common facilities will be maintained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Proposed lighting: bldg., signage, parking area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Proposed signage shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Noise from proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2c. Applicant has submitted a site map depicting existing natural and developed features of the parcel which includes:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location of wooded areas, differentiating between native forests, high quality successional and mature successional forests?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Location of listed species, occurrences, and their habitats?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• For multi-family residential and all non-residential site plans, protected trees which impact the development are identified?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location of wetlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Conservation/preservation areas shown?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PROJECT NAME

PROJECT ID

APPLICANT NAME

The following items must be checked completed prior to final approval of a request for a Type "C" Site and Development Plan review:

Item	Yes	No	N/A	Comments
• Location of all water bodies, water courses, drainage ditches, canals, sinkholes and other open water features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location/type of hazardous materials, wastes, and underground storage tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Location of 100-year floodplain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• A scaled aerial photograph showing the location of the site and adjacent properties within 300 feet of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• A conceptual landscaping plan which includes a planting proposal for public rights-of-way, common areas, buffers, and open space areas showing types, sizes, and spacing of trees and vegetation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Location of closed basins and drainage divides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
• Proposed covenants, grants, easements, dedications, and restrictions to be imposed on the land? Buildings and/or structures, including easements for public utilities and instruments relating to the use and maintenance of common areas, open spaces, private streets, and other private infrastructure shall be identified. Provisions are included to allow access of public service vehicles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2d. For non-residential developments, applicant has provided the following:				
• Names and quantities of hazardous or toxic materials or wastes to be used or produced on the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Types and quantities of radioactive materials or wastes, explosives, or flammable materials to be used or produced on the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Types and quantities of hazardous materials that may be moved off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Noise levels expected at the site boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Types of manufacturing, production, processing and other industrial activities which will occur on the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Applicant has paid applicable review and application fees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Leon County, Department of Growth & Environmental Management

MEMORANDUM

TO: Weldon Richardson,
FROM: Nawfal R. Ezzagaghi, P.E., Senior Environmental Engineer
DATE: October 4, 2004
RE: **Apalachee Hills -Type "C"**
Recommendations to DRC
Parcel ID: 31-02-20-034, 099, 411, & 427-000 0

The applicant for the referenced project is seeking final DRC approval of the 19-sheet (In addition to the cover sheet) site and development plan set entitled:

Apalachee Hills

Environmental Compliance staff has completed their review of information and plans submitted for the referenced project. We received the applicant's response to our request for additional information (RAI) concerning the project's Environmental Impact Analysis, and an approved EIA with condition was issued on September 13th, 2004. Based on our review of this response and previous information submitted by the applicant, we recommend approval of the Type C site and development plan with the following conditions:

1. **Submit a letter of agreement (to include plan) from all owners granting the easement a minimum of one (1) week prior to the Board Public Hearing for this project.** It should be noted that only one of the owners signed the agreement in the letter we received on October 4, 2004.
2. **Submit, a minimum of one (1) week prior to the Board Public Hearing for this project, revised plan-sets reflecting the new location of the proposed sanitary sewer service line.** Revisions should include but are not limited to plan & profile, C.O.T conceptual plan approval, and site data.
3. **Relocate the northern proposed compaction station further west.** Current location unnecessarily encroaches into the proposed natural area / conservation easement, and requires the removal of a 47" Oak.
4. **A conservation easement must be recorded (with Leon County as grantee) that encumbers the area on the subject lot designated as "Natural Area / Conservation Easement". This conservation easement must be accepted by the board and recorded prior to issuance of any certificate of occupancy.**

The DRC should understand that our recommended approval with conditions is based on the Type C site plan set submitted to the County on September 15th, 2004.

Should you have any questions or need additional information, please contact me.

BOARD OF COUNTY COMMISSIONERS
MEMORANDUM

DATE: October 5, 2004
TO: Weldon Richardson, Planner II
FROM: Kimberly A. Wood, P.E., Chief of Engineering Coordination
SUBJECT: Type C Review of Apalachee Hills, formerly Jamaro
For October 6, 2004 DRC Meeting

The preliminary review is complete and the following information is needed on the plans for clarification:

1. Need to clarify maintenance responsibilities of road vs. parking areas, particularly where parking overhangs right-of-way and where shared parking is located inside lot lines. Areas on private lots requiring shared access of the visitor's spaces and maintenance by HOA should be placed in some type of shared parking easement or some other mechanism.
2. Parking spaces should be reconfigured to 9 feet wide and clearly identify sharing of visitor spaces either through an easement or some other mechanism.
3. **Note: That whoever the easement for Quazar is dedicated to, they will have to be joiners on the plat.**
4. Provide a detail of the proposed traffic choker. Based on typical for modified curb dimensions shown on plans is incorrect, please clarify.
5. Clarify shaded areas and uses. All shaded areas appear to be the same hatch although there are different applications shown. Provide a legend identifying hatched areas and use.
6. Address the need for a drainage easement at the emergency outfall structure.
7. All utilities should be located inside dedicated utility easements.
8. Typical section: County standards require 45' of right-of-way with 10' utility easements along each side, please adjust the typical to meet County standards and note that placement of utilities should be in accordance with the recommended utility placement guide. Utility locations need to be shown on the typical per the placement guide. The 10 foot utility easement has not been shown on the plans or detail of the typical. A note that notch easements will be provided may not be sufficient. Identify type of electrical for the subdivision, i.e. overhead or underground.
9. No improvements should be located inside a proposed natural/conservation area. Limits of natural/conservation area adjacent to the northern compactor should be modified.



Board of County Commissioners

Inter-Office Memorandum

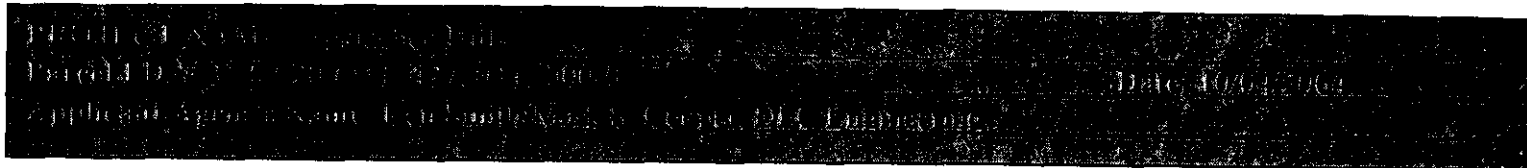
DATE: October 4, 2004
TO: Weldon Richardson, Planner II
FROM: Brian S. Waterman, Transportation Planner
SUBJECT: Apalachee Hills—Technical Staff Review
Parcel Number: 31-02-20-(411, 427, 034)-000-0

A Preliminary Certificate of Concurrency (LCM040054) has been issued for the referenced project. Further, the applicant has addressed many of the issues identified by this section in their latest submittal. However, there are two issues that are not sufficiently addressed and should be dealt with prior to the issuance of a Final Certificate of Concurrency (compliance with these issues is not required for the issuance of a Certificate of Concurrency).

1. *Item 1.B.7*—Per the proposed Access Management Guidelines, the development plan shall contribute to developing a local and collector street and circulation system that will allow access to and from the proposed development, as well as access to existing and future development within a ½ mile radius of the proposed development. In the revised submittal, the applicant provides a circulation plan to show compliance with this standard. While these guidelines have not been adopted yet, the intent is to provide a system of requirements that promotes the creation of other vehicular connections to alleviate impacts to arterials caused by local trips. The circulation plan provided does not sufficiently promote this stated goal. However, it is understandable that the site design and surrounding development may not allow for such connections. If this is the case, then applicant should provide sufficient justification stating as such.
2. *Item 2.C.2*—This project is located within the Urban Services Area and has the potential to be served by Transit. The applicant is encouraged to incorporate a transit element into the design of this site to allow for efficient transit usage. If the applicant has any questions, they should contact TalTran. In the revised submittal, the applicant states that they have taken transit into consideration in the development of this subdivision. It is unclear how this is being accomplished. Additional information is required to show compliance.

If the applicant has any questions, I may be reached at (850) 488-9300.

LEON COUNTY
Department of Growth and Environmental Management
Concurrency Determination Checklist



1. Traffic Impact Analysis

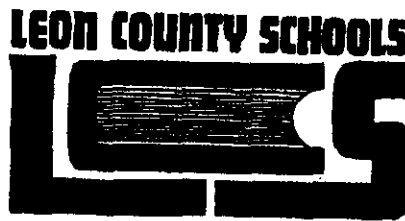
A. Status of the Roadway Network in the Vicinity of the Project: <u>Office Use Only</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Comments</u>
* Available Capacity?	X			Segment 90150 Apalachee Parkway: Conner Ext. to Williams Road—Sufficient Capacity Exists
* Any Roadway Improvements Scheduled in the area?	X			Apalachee Parkway PD & E.
* Potential Conflict Points?	X			While the project will not significantly impact Apalachee Pkwy, the potential exists for vehicular conflicts for vehicles leaving the site. —Addressed in DRC Submittal.
* Other Developments in the Vicinity?	X			Residential projects, Advanced Moving & Storage, Hampton Creek Mixed Use Development.
B. Review of the Project and Provided Site Plan:	X			84 Single Family Attached Subdivision
* Project Description Provided?	X			
* Build Out Schedule Provided?	X			Construction to start 30 days after permitting. Last townhome built w/ 24 months.
* Any Project Phasing Proposed?		X		Project will not be phased.
* Does Site Plan meet criteria per item 5 A. of the concurrency application?	X			Meets all submittal requirements.
* Trip Generation Rates	X			0.62 trips per unit
* Will this Project be designated a Large Project?		X		0.62 X 84 units = approx 52 total trips
* Does the project meet the Access Management Guidelines?			X	Will be utilizing an existing access point. <u>See attached comments.</u>
C. Review of Projected Traffic Impacts <u>Large Projects Must Include the Following</u>			X	Single use project.
* Is the internal capture rate balanced (multi-use projects only)?				
* Is the Pass-By Capture Rate Valid?			X	Pass by rate not applicable.

	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Comments</u>
* Is the Enter/Exit Split Consistent?	X			67% enter/33% exit (35/17)
* Is a Traffic Distribution Map and Spreadsheet Provided and do the impacts meet standards?			X	Not required for small projects.
* Will the nearby signalized intersections continue to operate at existing service levels?	X			Signalized intersections will continue to operate at adopted standards.
* Is any mitigation required?		X		Sufficient Capacity exists on the affected County Segments.
* Is the on site traffic circulation efficient?		X		Provides access to adjacent residential and commercial parcels. Does not connect to subdivisions/parcels on south and east sides.
D. Other Issues:				
* Is the project of significant size or location to require City GM approval?	X			Approval Granted on 8/3/04.
* Is multi-modal facilities or other TDM strategies available for this project?	X			Sidewalks are provided throughout the project.
* Does this Project Require any Road Improvements?		X		No improvements required.

2. Other Concurrency Impacts

	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Comments</u>
A. Water/Sewer/Solid Waste/Recreational Facilities <u>Residential Projects Only</u>	X			City water
* Water Service Provided?				
* Sewer Service Provided?	X			City sewer
* Pounds of Solid Waste Reserved? (Office Use Only)	X			152,201 lbs reserved.
* Acres of Boat Ramps Reserved? (Office Use Only)	X			0.0354 acres reserved
B. Stormwater	X			Stormwater facilities are provided on concept plan.
* Location of stormwater management facilities, including conveyance and drainage easements?				
* Has Environmental Management Approved the Proposed Stormwater Facility?		X		See comments from Environmental Management.
C. Mass Transit				
* Is the proposed project in the Urban Services Area?	X			Project is inside the Urban Services Area.
* Mass Transit Service Available?		X		<u>See comments.</u>

Concurrency Management Section Comments:
See attached comments.



BOARD CHAIR
Georgia "Joy" Bowen

BOARD VICE-CHAIR
Sheila Costigan

BOARD MEMBERS
Dee Crumpler
Maggie B. Lewis
H. Fred Varn

SUPERINTENDENT
William J. Montford, III

September 29, 2004

Leon County
Development Review Committee
3401 W. Tharpe Street
Tallahassee, FL 32301

Dear Committee Members:

Leon County Schools' Planning Department offers the following comments with regard to the items on the October 6 Development Review Committee Meeting agenda:

Apalachee Hills - Type "C" - (Previous responses 6/8, 8/4) Development anticipated would have moderate impact (84 units) to Leon County Schools. The proposed residences would be zoned for Apalachee Elementary, Fairview Middle and Rickards High schools. All three schools are over the class size reduction capacity.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Tricia Gwaltney".

Tricia Gwaltney, Program Specialist
Planning and Policy Development

Leon County Growth and Environmental Management Department, Development Services Division:

I/We as owner(s) of Lot 310270, Block A0430
310270, Block A0280, of the

Timberlake Subdivision

RECEIVED
SEP 27 2004

Growth and Environmental Management
Development Review

or at the following street address:

4113 Red Cedar Court (Toni McCoy)

wish the following information to be considered by the Leon County Development Review Committee:

Will the project cut down the trees
up to my property line? Those
trees are important to water
drainage and soil retention.

Those trees are an important
Buffer between the "Proposed"
subdivision and Timberlake subdivision

What will be the Easement Boundaries
between the above Lots and Construction
Proposed?

Toni McCoy
(Signature)

850/413-6532 Days

Project Name: Apalachee Hills
DRC Review: October 6, 2004

Leon County Growth and Environmental Management Department, Development Services Division:

310270 A0430
I/We as owner(s) of Lot 310270, Block A0280, of the
Timberlake Subdivision

or at the following street address:

4113 Red Cedar Ct. (Toni McCoy)

wish the following information to be considered by the Leon County Development Review Committee:

I am concerned with water drainage and
run off. Previous attempts at clearing
the area "proposed" caused serious
and damaging water run off Flooding
my property and leaving mini
ditches as the water flows around
and down my property.

Toni McCoy
(Signature) 850/413-6532 days

Project Name: Apalachee Hills
DRC Review: October 6, 2004

RECEIVED

Leon County Growth and Environmental Management Department, Development Services Division: OCT 05 2004

I/We as owner(s) of Lot 79, Block A, of the

Growth & Environmental Management
INTAKE MM

Timber Lake

or at the following street address:

4102 Cottagewood Trail Tallahassee, FL 32311

wish the following information to be considered by the Leon County Development Review Committee:

What are the plans for installing a sewage pipe; Which homeowners have been contacted requesting easement; do you need approval of the homeowner's association to connect to the Timber Lake sewage system?

How many feet will be the buffer between the concrete wall and Timberlake? What types of trees will be planted for the buffer? If the buffer and drainage system is not properly maintained, who will be responsible for enforcing and/or maintaining them?

Where will the drainage outfall pipe drain? What was taken into consideration for the drainage outfall?

Amya Dudley Sonya Dudley
(Signature)

Project Name: Apalachee Hills
DRC Review: October 6, 2004

Leon County Growth and Environmental Management Department, Development Services Division:

I/We as owner(s) of Lot _____, Block _____, of the

or at the following street address:

4133 Sugar Bear Dr.

wish the following information to be considered by the Leon County Development Review Committee:

Drainage - Be sure you have holding pond or something to contain water runoff. I have had a problem on my property and had to build retaining wall to keep water from coming in my house. If this causes a ^{further} problem on my property you can rest assured there will be a lawsuit against the county. ~~Since~~ since they can alleviate problem before it becomes an issue.
Wendy W. Dugue
(Signature)

Project Name: Apalachee Hills
DRC Review: October 6, 2004